



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Spa Street, Shrewsbury, SY3 7PU

£185,000 Region

To view this property please call us on **01743 236 800** Ref: T6992/SL/KQ

A well maintained and much loved, two bedroom mid-terraced house.

This well maintained two bedroom property provides well planned and well proportioned accommodation and benefits from gas fired central heating.

The property is situated in this popular, fashionable and convenient location, well placed within easy reach of local amenities including the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

LIVING ROOM

7'4" x 14'2" (2.24m x 4.32m)

DINING ROOM

12'8" x 14'2" (3.85m x 4.32m)

KITCHEN

11'0" x 7'2" (3.35m x 2.18m)

GLAZED UTILITY LOBBY

3'4" x 14'2" (1.02m x 4.32m)

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

10'2" x 14'2" (3.10m x 4.32m)

BEDROOM 2

12'8" x 14'2" (3.85m x 4.32m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a shallow forecourt to the front serving the reception area.

There is an enclosed paved REAR GARDEN with timber garden store and adjoining glazed building.

There is a right of way to the rear of the property allowing access to and from the neighbouring properties.

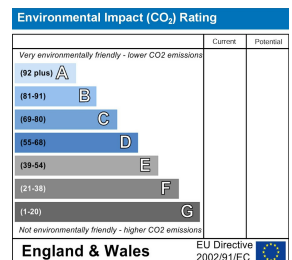
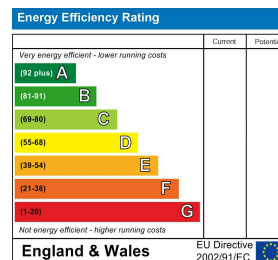


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Old Potts Way. After some distance, turn right into Rock Street, right into Scott Street and after a short distance, left into Spa Street, where the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

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Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
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